

General Plan Program Citizens' Advisory Committee

Minutes of Meeting #7 – October 6, 2003

The Citizens Advisory Committee (CAC) for the General Plan program held its seventh meeting on Monday, October 6, 2003 at 6:00 p.m. at the Fairmount Park Boathouse. Attendees were as follows:

CAC Members

Chair Dave Leonard
Mike Fine
Sally Silva
Barry Johnson
George Flower
Maynard Lowry
Morgan Keith
Judy Teunissen
Mike Teer
Colleen McBride
Stan Brown
Kimberly Davidson-Morgan

Interested Parties

Alida Torres and daughter
Mary Humboldt

City Staff

Ken Gutierrez, Planning Director
Craig Aaron, Principal Planner
Diane Jenkins, AICP, Senior Planner
Robert Laag, Planning Intern

Consultant Team

Laura Stetson, Cotton/Bridges/Associates
Brian Boecking, Cotton/Bridges/Associates
John Cook, Cotton/Bridges/Associates

Chair Leonard called the meeting to order at 6:10 p.m. He reiterated the policy statement adopted at the September 29, 2003 CAC meeting regarding requests for the redesignation of individual parcels. He stated that public comments would be welcome at the end of the meeting.

Laura Stetson reported the proceedings from the September 29 meeting. Regarding mixed use redesignation proposals, she suggested that the group should consider first the land use

focus (whether a project should emphasize one use over others) and second, the desired level of intensity (lower, medium, or higher density). She also discussed the County's plan for the Sphere of Influence – and noted that at a future meeting, she would present the City's plan for the SOI. She outlined the proposed topics for the next meetings:

10/27: Introduction to Circulation issues (at Boathouse)

11/17: Looking at the impact of land use decisions upon circulation (Location TBD)

12/08: "Extra" meeting to cover remaining issues

Following this, the group resumed looking at the 28 selected focus sites.

SITE 15: MAGNOLIA AND ADAMS

Current Land Use: Mix of multi-family residential, shopping center

Current General Plan: Public Facility/Institutional , Business Commercial

Recommendation: Maintain high density residential; reflect Cal Baptist's land; mixed-use for balance

Discussion

Chair Leonard recommended making the whole area mixed use, with a residential focus near Magnolia and mixed use with a commercial focus closer to Adams (current shopping center). Director Gutierrez stated that mixed use could complement the existing senior and academic uses.

After discussion, the consensus was to redesignate the entire block, with a high density residential focus toward Magnolia and a commercial focus closer to existing commercial uses on Adams.

SITE 16: MAGNOLIA & JEFFERSON (RESIDENTIAL)

Current Land Use: Residential (mostly single-family residential), some vacant, some apartments, institutional uses (convalescent homes)

Current General Plan: High Density Residential

Recommendation: Higher density residential ("High Density Plus")

Laura Stetson stated that the area is well-served by transit and services and would be a good location for even higher density residential than what is currently allowed.

Chair Leonard stated that between Jefferson and Madison, the depth of the residential area was probably too shallow to realistically redesignate for higher density residential use.

Planning Director Gutierrez noted that a Sav-on drugstore is currently under construction at the northeast corner of Magnolia and Adams.

Mike Fine stated that the elementary schools in this area would be heavily impacted by the introduction of new higher density development.

Stetson presented two options: keep as currently designated or allow higher density

Selected options:

1. Single-family strip at Ramona: allow for higher density
2. Remainder of area: 20 units/acre as baseline; possibly higher with density bonus

SITE 17: SEARS CENTER/HARDMAN CENTER

Current Land Use: Sears and large parking lot; commercial center

Current General Plan: Commercial Business

Recommendation: Mixed use

Laura Stetson stated that the surrounding area has a lot of residential uses; the mixed use designation recognizes that this site could become an activity node, a focus for the immediate neighborhood. Director Gutierrez stated that the Planning Commission will be considering an application for this site, but that the nature of the application was more cosmetic than reconstructive.

Group consensus was to adopt the mixed use designation. Director Gutierrez stated that the area might lie within the Airport Safety Zone. He stated that the recommendation should be adopted contingent upon a check of the appropriate Comprehensive Land Use Plan for the Riverside Airport. Staff and consultants would look into the potential impacts of landings and take-offs upon this site, as well as investigate the future plans for the Riverside Airport.

SITE 18: MADISON @ 91 FREEWAY

Current Land Use: Bally's, Denny's; portion vacant

Current General Plan: Commercial Business

Recommendation: Mixed use

George Flower noted that there appeared to be "banjo wire" separating the existing commercial property from the nearby residential area.

A majority of the group accepted the recommendation to redesignate for mixed use, with a commercial focus and high-density residential allowed

SITE 19: MAGNOLIA AND ARLINGTON

Current Land Use: Relatively new office buildings; some row houses converted to offices; Magnolia Presbyterian Church

Current General Plan: Office Low Rise

Recommendation: Mixed use

Stan Brown recommended a medical campus-type development for the area to capitalize on the existing medical uses nearby and to help provide needed medical facilities in Riverside, a missing component of critical infrastructure for the City's success. He also suggested closing off Brockton at Magnolia.

Chair Leonard stated that many of the existing offices started as single-family homes; due to limited site sizes, they don't function well in current office use. He asked Laura Stetson what would be gained here from allowing mixed use. She stated that more residential uses would help relieve some of the traffic problems in the area.

Selected options:

1. Magnolia, north of Arlington: Low rise office with incentives for medical uses
2. Magnolia, south of Arlington: Leave as is

SITE 20: MAGNOLIA NORTH

Current Land Use: Mix of lower intensity commercial

Current General Plan: Commercial Business

Recommendation: Mixed use

Stan Brown suggested closing off this portion of Brockton. Laura Stetson stated that the Magnolia/Market Subcommittee's recommendation for this area was to add businesses that would serve the residential area; this would help transform the area into an activity center.

Selected options

1. Area south of Central: No residential here—level of traffic makes it appropriate for more commercial use. Keep as is.
2. Central to Merrill: Chair Leonard stated that this area includes 2 opportunity sites with residential potential – good for the mixed use residential/commercial designation. He said that the Big 5 Site is large enough to be something special.

Consensus: Mixed use; 50/50 residential/commercial; up to 3 or 4 stories; moderate intensity

3. Merrill to Jurupa (Railroad is at Dewey; train sometimes stops across Magnolia.)

Consensus: Keep as is, no residential.

4. Triangular-shaped piece at Magnolia and Jurupa (existing: Circle K).

Consensus: Mixed use (residential/office) – lower intensity 1-2 stories

5. L-shaped piece along railroad tracks: Chair Leonard recommended extending the area for redesignation west along the tracks to Riverside Avenue.

Majority opinion: Lower intensity mixed uses (residential/office), 1-2 stories (votes also cast for leaving as is)

SITE 21: TEQUESQUITE AND PALM

Current Land Use: Condominiums, senior housing, large vacant city-owned property

Current General Plan: Residential Medium-high (north); Park

Recommendation: none, except at Wong Way (Mixed Use)

Director Gutierrez stated that there appears to be a number of competing interests vying for the area between Tequesquite and Palm, including a golf course proposal.

Selected options

Northern portion: Leave as is (designated Residential Medium-high)

Southern portion: Leave as is (designated Park)

Strip designated for single family south of Tequesquite (owned by the City):
redesignate that area as park, too

Wong Way area: Now designated commercial; in use as residential care facility

Redesignate to Mixed use, with a focus on commercial

Map correction: Parcel north of Alta Vista designated Commercial is a church; change the designation to Residential

SITE 22: UNIVERSITY AVENUE WEST (Park to Ottawa)

Current Land Use: various

Current General Plan: Commercial Business

Recommendation: Mixed use

Chair Leonard stated that the existing community plan for the area is being revised and asked if it was appropriate for the CAC to weigh in on the issue. Director Gutierrez stated that he would like to hear the CAC's ideas for this area.

Majority opinion

Mixed use at a low intensity, except in Marketplace Specific Plan area (where uses should reflect the Specific Plan)

SITE 23: UNIVERSITY AVENUE CENTRAL (Ottawa just past Chicago)

Current Land Use: Food-4-Less center; Rite Aid center

Current General Plan: Commercial Business

Recommendation: Mixed use, commercial focus, with high density residential

Director Gutierrez stated that the Chicago Town Square area is a mixed use development waiting to happen.

Selected options

Southwest corner: Mixed use

Northeast corner: Commercial

There followed a discussion of the Seventh Street area, one of the highest density areas in the City. Many families share apartments. Mike Fine said that RUSD buses children from this area to 8 different elementary schools due to the area's high density. He said that there is a need for public facilities, particularly schools, in this area.

Regarding the northwest strip along University: after some discussion, the majority opinion was to extend mixed use north to Seventh Street. Mike Teer expressed concern about zoning out the lower income households along Seventh. Planning Manager Aaron stated that he shared this concern and would not favor extending the mixed use zone north to Seventh Street.

Map correction: The area north of University Avenue on the west side of Chicago Avenue needs to be designated Residential High Density to reflect the existing high density residential use.

Northeast corner: Consensus is for mixed use to Seventh Street.

SITE 24: UNIVERSITY AVENUE MIXED USE WEST (Chicago to Iowa)

Current Land Use: Various

Current General Plan: Commercial Business fronting University

Recommendation: Mixed use with residential focus; student housing, student serving commercial

Director Gutierrez stated that the recommendation was consistent with the University's plans for this area. He suggested extending the area for mixed use designation to the southern edge of the reservoir.

Consensus: Accept recommendation

SITE 25: NORTH RIVERSIDE BUSINESS PARK

Current Land Use: Old low-density apartments and houses; in need of redevelopment

Current General Plan: Residential Medium High

Recommendation: Redevelop as industrial (active rail line in area); commercial strip along Center Street

Stetson presented the recommendation. No discussion occurred. The consensus was for all industrial, with no commercial strip along Center.

SITE 26: UCR & BLAINE STREET

Current Land Use: Old Alpha Beta site

Current General Plan: Commercial Shopping Center

Recommendation: Mixed use neighborhood

The group accepted the recommendation for this area.

SITE 27: SOUTHEASTERN SPHERE

Current Land Use: Residential

Current General Plan: Residential Semi-rural

Recommendation: Light industrial (near March ARB)

Director Gutierrez stated that the industrial area's boundary should be extended to the east, abutting MARB JPA lands. The Riverside County General Plan (RCIP) already shows it industrial.

The group agreed with the recommendation for this area.

SITE 28: RIVERSIDE INDUSTRIAL AT SR91 & SR60

Current Land Use: Industrial low intensity, heavy industrial

Current General Plan: Industrial General

Recommendation: Need in Riverside for large area for high rise office (office mid rise)

The group agreed with the recommendation for this area.

At 8:28 p.m., Laura Stetson suggested that the discussion of what different densities look like could be postponed to the first 30 minutes of the next meeting (October 27); the balance of that meeting would be devoted to an introduction to circulation issues.

Chair Leonard adjourned the meeting at 8:30 p.m. All were reminded that the October 27 meeting would also be held at the Fairmount Park Boathouse.